



## A. Placemaking

## African American Civil War Memorial Sub-district

### "Cultural Arts Center"

Assets: E. Grimke School

46,100 SF

Building

Also, Garnet-Patterson School  
Civil War Memorial Plaza

### QUALITY OF ENVIRONMENT / PUBLIC REALM

The "African-American Civil War Memorial Sub-district" will be an active civic and cultural gateway to the Shaw community. The primary use within this section of the overall plan will be cultural uses and activities at which residents demonstrate the best in civic pride.

The Memorial Plaza area should be redesigned to make it a very distinctive civic space which accommodates a variety of outdoor performances or exhibitions and which enables outdoor dining and relaxation.

### SMALL BUSINESS DEVELOPMENT

Main Street organizations work cooperatively with property owners and residents to attract the appropriate mix of local retail/restaurant businesses to the Prince Hall Grand Lodge ground floor. Existing merchants on U Street are targeted for marketing, merchandising and facade improvement assistance.

### RECOMMENDATIONS FOR OTHER SITES OF INTEREST

1. The Prince Hall Grand Lodge ground floor should be targeted for a destination restaurant use which offers outdoor dining to enliven the Memorial Plaza. Other apparel and shopping good uses should be sought for the remainder of the ground floor. Consider a small welcoming center. A banquet hall in the building might also provide an added neighborhood destination.
2. The U Street facade of Garnet-Patterson School should incorporate well-lit, public art which helps to create a greater sense of place around the Plaza.
3. The Black Fashion Museum should be assessed to determine the feasibility for expanding its operations and making it self-sustaining.

*create a cohesive and memorable place with diverse sub-areas*

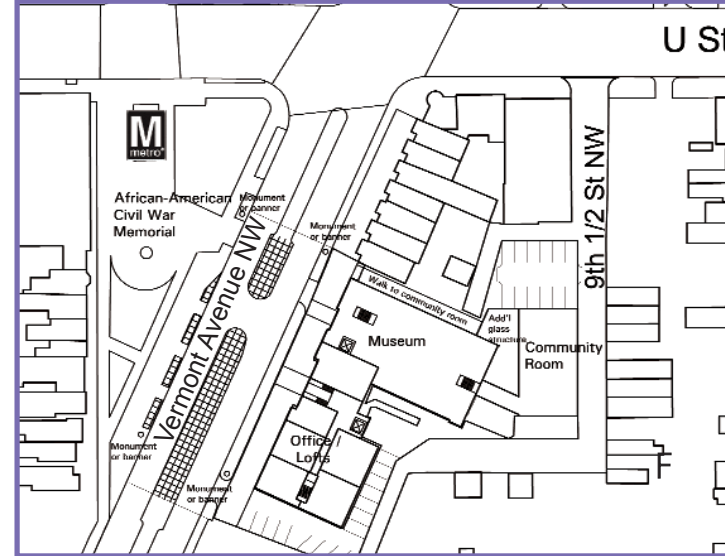




## A. Placemaking

### African American Civil War Memorial Sub-district

### Site: Grimke School



#### RECOMMENDATIONS

Grimke School (F) 46,100 sf

#### DEVELOPMENT PROGRAM

- +/-23,000 SF Welcoming center for the district, museum uses, and related gift shops
- +/-23,000 SF on upper floors or in southern addition as arts-related charter school, artist studio housing, and/or cultural organization office space
- Gymnasium--community gatherings, art events, & banquet hall
- 48 permanent jobs created
- 20-30% Affordable Housing Target (25-38 units)
- 35 % Local Small Disadvantaged Business Enterprise (LSDBE) participation

Relocate Fire/EMS and Corrections from Grimke. Consider an interpretive museum for the African-American Civil War Memorial and possibly other museum uses at Grimke School.

Encourage a sidewalk café, restaurant and/or active retail use in the first floor of the Prince Hall Grand Lodge adjoining the plaza.

Direct late evening patrons to the Grimke from Vermont Avenue to mitigate conflict with residences on 9½ Street.

Maximize transit use to reduce parking demand and adopt parking management plan to mitigate conflict with surrounding residential neighborhood.

Introduce streetscape improvements designed to unify Grimke with the Memorial plaza across Vermont Avenue and to improve pedestrian safety.

Install distinctive streetscape and specialty paving from the African American Civil War Memorial across Vermont Avenue to unify Grimke with the Memorial plaza and to improve pedestrian safety.

Design the space to accommodate public gatherings that are in keeping with the memorial nature of the plaza.

Public art should be installed in front of the Grimke School and the U Street façade of the Garnet-Patterson Middle School.

#### PHOTOS

- Mural - Grover Washington, Philadelphia.
- Civic Plaza - Performance, Cincinnati, OH.
- African American Civil War Memorial, Washington, DC. (Courtesy African American Civil War Museum)
- Mural - Sonia Sanchez, Philadelphia.
- Aerial - Civil War Memorial Plaza and Grimke School.
- Plan drawing illustrating Grimke retrofit.
- Civic Plaza - Cultural Performance. (Project for Public Spaces)
- Civil War Memorial Plaza with Garnet-Patterson (under construction in middle.)

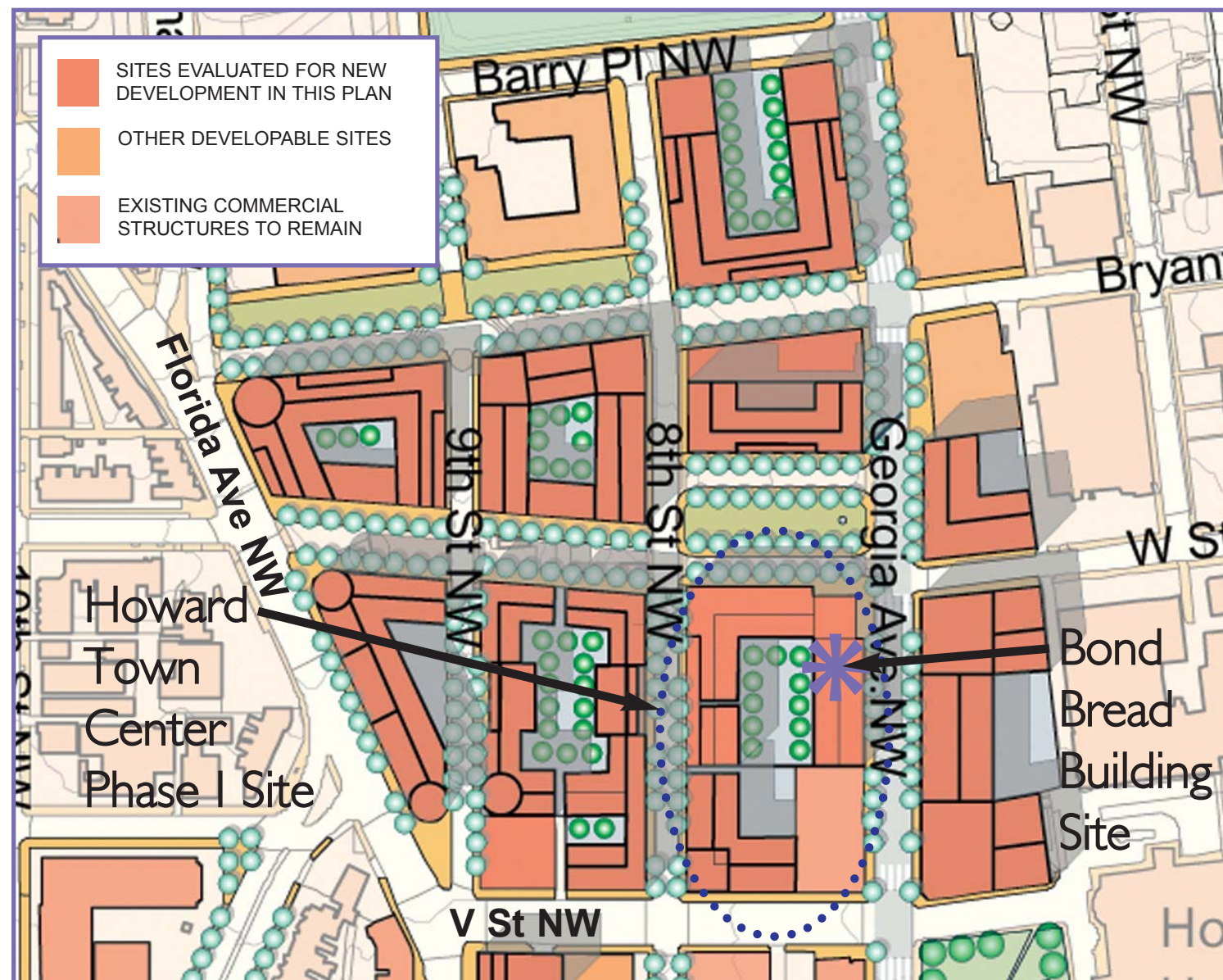




## A. Placemaking

### Howard Town Center Area Sub-district

### Site: Bond Bread Building & others



#### RECOMMENDATIONS

##### Howard Town Center Area

"University+Neighborhood District"

This area is envisioned as a highly complementary sub-district to all others. Howard University and other property owners actively seek to achieve the goals of this Framework Plan while fulfilling their private needs (i.e. University housing, offices, parking, etc.)

The Phase I Site will require acquisition of the District's Bond Bread Building to complete. The proposed Phase I development program is to include: over 300 units of market rate rental housing; 70-80,000 SF retail (including a grocery); and parking (conceptual sketch above)

#### GUIDELINES

Extend streets in an east-west system to connect the area to the center of Howard University's campus. Connect W Street on both sides.

Include uses compatible with the rest of the Project Area, i.e. residential, restaurants, clubs and neighborhood-serving retail and services.

Preserve and build upon the success of the 9:30 Club.

Redevelop area with buildings up to 90 feet in height (matter of right) and density of 6.0 FAR. Ground floor retail heights should be consistent with remainder of Project Area.

Require neighborhood serving convenience retail and service uses (e.g., supermarket and drugstore) on the ground floors along Georgia Avenue and V Street, with space and mix sufficient to meet demand of surrounding residents and the Howard University community.

Upper floors of buildings to be predominantly commercial, with some institutional and residential mixture.

Place parking below grade and/or in structured parking structures; sized to meet shared and joint use of on-site uses and nearby destination uses. Blocks between the proposed Bryant and W Street should be primarily institutional (Howard University) with a mixture of commercial and residential uses.

Preserve existing Howard University property (all or some façade elements) at the northwest corner of V Street and Georgia Avenue. Incorporate into Howard Town Center for possible uses as a grocery store and other retail uses.

Make smaller public spaces scaled to the city and distinct from the larger campus quadrangles.

Avoid continuous 90' cornice expression along Georgia Avenue. Vary roof heights.

Screen all above grade parking facilities. Expose garages only above grade at 8th Street and screen with architecturally compatible treatment.